

**CITY OF SEQUIM
PLANNING COMMISSION MINUTES
SEQUIM CIVIC CENTER
152 WEST CEDAR STREET
SEQUIM, WA
September 20, 2016**

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL: PC:
Mahalick, Protze, Wiseman, Wendt, Janisse.

Present: Karen Mahalick, Jon Wendt, Brandon Janisse, Roger Wiseman
Absent: Olaf Protze

2. APPROVAL OF MINUTES: None
3. ITEMS FROM THE PUBLIC NOT ALREADY ON THE AGENDA
4. PUBLIC MEETING:

a. Ordinance 2016-10 Amending Title 17 for Plat Vacations/Alterations

Hugo indicated this item was noticed as a public meeting, but this is the first exposure so we will continue this for a public meeting.

Nelson-Gross said our current code refers to an RCW which is not user friendly. We are proposing to repeal the two provisions we have and replace it with a more user-friendly version. We are allowed discretion and are suggesting it in 58.17.215.

One reason someone may want to vacate a plat might be that the ownership of the plat may change, adding or removing lots, or vacating a road.

In 17.25.040B(3), Mahalick asked why this section calls out the "majority of those persons having an ownership..." instead of a two-thirds. Nelson-Gross will check on this.

In 17.25.050, Mahalick asked who the "decision maker" is; it was replied to be Council.

Nelson-Gross noted this draft ordinance came from Carol Morris.

We may need to check 17.25.020 as to authorization whether it is the Director or Council.

This procedure would apply to a vested binding site plan.

Motion to schedule a public meeting for 10/4/16 on proposed repeal of SMC 17.21.060 and 17.24.170, and adopting a new chapter SMC 17.25 regarding vacation and alteration of binding site plans and subdivisions by Wiseman; second by Wendt. Unanimously approved.

5. NEW BUSINESS

6. UNFINISHED BUSINESS

a. Ordinance 2016-15 Wireless Communications Facilities

Nelson-Gross reiterated the purpose of the propose code amendments for wireless communications facilities, mentioning the moratorium on this issue ends October 25, 2016.

Hugo showed a PowerPoint including photos of types of facilities, the future land use map zoning, and a chart indicating zones, heights and types of technology possibly to be proposed. There was general discussion about what type technology can be used in the different zones.

Mahalick would not like to see a trellis pole as it looks rural/industrial.

Wendt likes Hugo's idea of taller and fewer poles in commercial, agriculture, etc., per the chart.

Since the topography of our City is basically flat, Nelson-Gross doesn't have concern about the heights. The 100/150 was for one user or co-location. She is comfortable with the chart.

The chart or rules could be incorporated into the ordinance. There should be locational priorities. You would need a CUP for a residential zone. Neighborhoods would be able to comment on such a CUP request.

Nelson-Gross suggests adding height limits and type on the chart.

Janisse would like clarification of 18.61.0206 - small cells. Would this need a permit? He will send a photo to Hugo of what he is talking about.

Motion to schedule a public meeting for October 4, 2016 for public comment on the proposed Wireless Communications Facilities ordinance that adds new SMC chapters 18.61 and 18.61A, and amends existing chapters 18.20, 18.56 and 18.57 by Wendt; second by Janisse. Unanimously approved.

7. DIRECTOR'S REPORT

a. Zoning Code Status

Hugo gave an update on the status of the zoning code. The first zoning changes have been approved by Council in the R4-8 zone. Some areas will be revisited next year.

He is activating focus groups that will involve some of you to continue with zoning changes.

b. Information from Planner's Conference in Chelan

At the Planner's Conference in Chelan he spoke with a few colleagues who had been to Sequim in the last couple months and gave kudos to staff for the nice City. He did present at a "blender" - 8 presentations in 2-1/2 hour period - 15 minute talks. His topic was "how to you engage 700 people in a population of 7,000"? Hugo stated 65% of the people who came to the meetings read the large metal signs that were posted around the City.


8. GOOD OF THE ORDER

9. ADJOURNMENT

Motion to adjourn by Wendt; second by Janisse. Unanimous.

Meeting adjourned at 7:05 p.m.

Respectfully submitted,


Roberta J. Usselman, MMC
Deputy City Clerk


Karen Mahalick
Chair